

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

Public Hearing

September 8, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Gorman, Reyes, Schneider and Suffredin (6)

Absent: Commissioners Beavers, Butler, Daley, Claypool, Collins, Gainer, Goslin, Peraica, Moreno, Sims and Steele (11)

Also

Present: Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau; Donald Wlodarski – Commissioner, Building and Zoning Department.

Court Reporter: Anthony W. Lisanti, C.S.R.

Ladies and Gentlemen:

Your Committee on Zoning and Building Committee of the Board of Commissioners of Cook County met pursuant to notice for a public hearing on Tuesday, September 8, 2009 at the hour of 10:00 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Chairman Silvestri stated that this is a public hearing and that it does not require a quorum of the Committee. The purpose of this meeting is to hear public testimony in regards to the effect of this ordinance.

Chairman Silvestri announced to the public that a vote would not be taken at today's public hearing.

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-108(dd):

1. Gail Barthel – Concerned Citizen
2. Sharon Miller – Concerned Citizen
3. Pat Clancy – Concerned Citizen
4. Joseph Avolio – Concerned Citizen
5. Conrad Christensen – Concerned Citizen
6. Beth Christensen-Cruz – Concerned Citizen
7. Tim McHenry – President, A-Phase Electric, Inc.

Chairman Silvestri stated that Vice Chairman Murphy's amendment removes the word, "residential" from the amendment.

Vice Chairman Murphy asked if it could be changed to "acreage", and if you had a certain amount of acreage if it would be allowed.

Donald Wlodarski, Commissioner, Building and Zoning Department replied the County Board can make changes to this amendment. The only problem the Department of Building and Zoning would have with enforcing lot sizes is when inspectors go out to the site it would be hard for them to determine exactly the lot size so it would be an enforcement concern to the department.

Chairman Silvestri stated that the amendment should not usurp the authority of the townships in Cook County. The townships are more familiar with the residential districts. So, it is appropriate for the amendment to allow the township boards the authority to approve or disapprove the parking of commercial vehicles in residential districts.

Your Committee has considered the following items and upon adoption of this report, the recommendations are as follows:

301826 AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance Amendment:

PROPOSED ORDINANCE AMENDMENT

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING
PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9 and 4.8.9 of the Cook County Code are hereby amended as follows:

- 4.1. R-1 Single-Family Residence District.**
- 4.2. R-2 Single-Family Residence District.**
- 4.3. R-3 Single-Family Residence District.**
- 4.4. R-4 Single-Family Residence Districts.**
- 4.5. R-5 Single-Family Residence District.**
- 4.5A. R-5A Residential Transition District.**
- 4.6. R-6 General Residence District.**
- 4.7. R-7 General Residence District.**
- 4.8. R-8 General Residence District.**

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

***Referred to the Committee on Zoning and Building on July 21, 2009.**

301827 AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGULATIONS FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance:

PROPOSED ORDINANCE AMENDMENT

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE
REGULATIONS
FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.0.1, 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9, and 4.8.9 of the Cook County Code are hereby amended as follows:

ARTICLE 4. RESIDENTIAL DISTRICTS

- 4.0. Purpose.**
- 4.1. R-1 Single-Family Residence District.**
- 4.2. R-2 Single-Family Residence District.**
- 4.3. R-3 Single-Family Residence District.**
- 4.4. R-4 Single-Family Residence Districts.**
- 4.5. R-5 Single-Family Residence District.**
- 4.5A. R-5A Residential Transition District.**
- 4.6. R-6 General Residence District.**
- 4.7. R-7 General Residence District.**
- 4.8. R-8 General Residence District.**

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

*Referred to the Committee on Zoning and Building on July 21, 2009.

Vice Chairman Murphy, seconded by Commissioner Reyes, moved to adjourn the meeting. The motion carried and the meeting was adjourned.

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE
MATTER NAMED HEREIN:**

Communication Number 301826
Communication Number 301827

No action taken
No action taken

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

The transcript for this meeting is available in the Office of the Secretary to the Board, 118 North Clark Street, Room 567, Chicago, IL 60602.